

Applicant: Bristol Myers Squibb

Appl. No.: SP-7/24

REFERRALS

	Date Referred	Comments Dated	Date Referred	Comments Dated	Additional Reports
a. Municipal Engineer	1/15/25	3/2/25			
b. Professional Planner	1/15/25	3/6/25			
c. Traffic Consultant	1/15/25	2/26/25			
d. Construction Official	1/15/25	1/22/25			
e. Shade Tree Advisory Comm.	1/15/25				
f. Health Officer	1/15/25	1/17/25			
g. Tax Collector	1/15/25	1/17/25			
h. Public Safety	1/15/25	2/28/25			
i. Environ. Res. Committee					
j. Mercer County Planning Bd.					
k. Ewing-Law. Sewer Auth.					
l. _____ Water Co.					
m. D & R Canal Commission					
n. U.S. Post Office					
o. NJDOT					
p. PSE&G Co.					
q. Board of Education					
r. Historic Preserv. Comm.					
s. NJDEPE/Wetlands					
t. NJDEPE/Stream Encroach.					
u. _____					
v. _____					
w. _____					
x. _____					
y. _____					
z. _____					

Township of Lawrence
ENGINEERING DEPARTMENT

TO: File

FROM: James F. Parvesse, Municipal Engineer

SUBJECT: Amended Preliminary & Final Major Site Plan Application SP-7/24
Bristol Myers Squibb – Parking Lot Expansion, Princeton Pike & Lewisville Road
Tax Map Pages 50, 50.01 & 50.02, Block 5001, Lot 1.01

DATE: March 7, 2025

General:

Bristol Myers Squibb has requested preliminary and final site plan approval for construction of additional parking at the Princeton Pike facility. The parking area will be constructed on the north western side of the existing loop road and will contain 244 spaces. The application documents state that additional parking is needed to plan for an anticipated 2,800 employees in 2026. Testimony shall be provided. There are no building expansions noted at this time.

Our detailed report consists of minor technical items to be addressed by the applicant's engineer. We will defer to the Traffic Consultant for review of the traffic impacts associated with the project.

Detailed Report:

1.0 Site Layout

1.01 The asphalt walkway proposed for the northerly side of the new parking lot shall be extended in a southerly direction to meet the existing walking path. It shall be relocated to the curb line adjacent to the loop road, with the stop signs behind the crosswalks in accordance with the existing site layout.

An additional crosswalk shall also be provided on the south side of the road hump for loop road crossing options.

1.02 The number of make ready electric vehicle spaces shall be calculated in accordance with state regulations. It appears that 10 spaces are required for this lot. In the alternate, clarify whether the overall site complies with current regulations (98 make ready spaces based on 4% of the total number of spaces). The proper number of EV accessible spaces shall also be provided.

All EV spaces shall be shown on the plans.

1.03 An adequate handicap parking shall be provided based on the new total number of parking spaces.

1.04 Porous pavement is considered impervious area for zoning calculations. The chart on sheet CE-2 shall be updated. We note that these areas have been correctly considered impervious in the stormwater calculations.

2.00 Stormwater Management

2.01 Soil testing has been performed and witnessed as required for porous pavement areas. The proposed design is consistent with other green infrastructure measures installed onsite. The applicant's engineer shall confirm compliance with stormwater regulations in testimony.

2.02 The Operations and Maintenance Manual shall be revised to incorporate the entire campus (including the child care facility). Annual maintenance reports are due January 1, not April 1. A deed declaration will be required. The 2024 maintenance reports shall be submitted.

3.00 Miscellaneous

3.01 The following revisions to the construction details are required:

- a. Traffic control signs shall specify breakaway posts.
- b. Detectable warning surfaces shall be provided at all accessible curb ramps.
- c. Dense graded aggregate or recycled concrete shall be provided as the foundation under the curb and sidewalk if and where directed.
- d. A sidewalk detail shall be added.
- e. A pipe bedding detail shall be added.
- f. The elevations on the underground basin detail on sheet CE-10 and CE-11 shall be checked for consistency.
- g. Inspection port locations shall be clarified on the plan view.

3.02 Bonding and inspection fees are required.

3.03 Other permits/approvals:

- a. Delaware and Raritan Canal Commission
- b. Lawrence Township Soil Disturbance Permit (prior to construction)

JFP/jrt

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Documents Reviewed:

- Application No. SP-7/24 and Supporting Documents
- Site Plans, dated November 21, 2024
- Traffic Impact Study, dated September 5, 2024
- Engineering Report, dated February 28, 2024 (Engineer & ERC only)
- Stormwater Management Measures, dated February 27, 2024 (Engineer & ERC only)



P.O. Box 236
2 East Broad Street, 2nd Floor
Hopewell, NJ 08525
609-257-6705 (v)
609-374-9939 (f)
info@kylemcmamus.com

To: Lawrence Township Planning Board

From: Elizabeth McManus, PP, AICP, LEED AP 
Brett Harris, PP AICP 

Re: **Bristol Meyers Squibb
Preliminary & Final Minor Site Plan
Block 5001 Lot 1.01
3401 Princeton Pike
RD-2 Research Development 2 Zoning District**

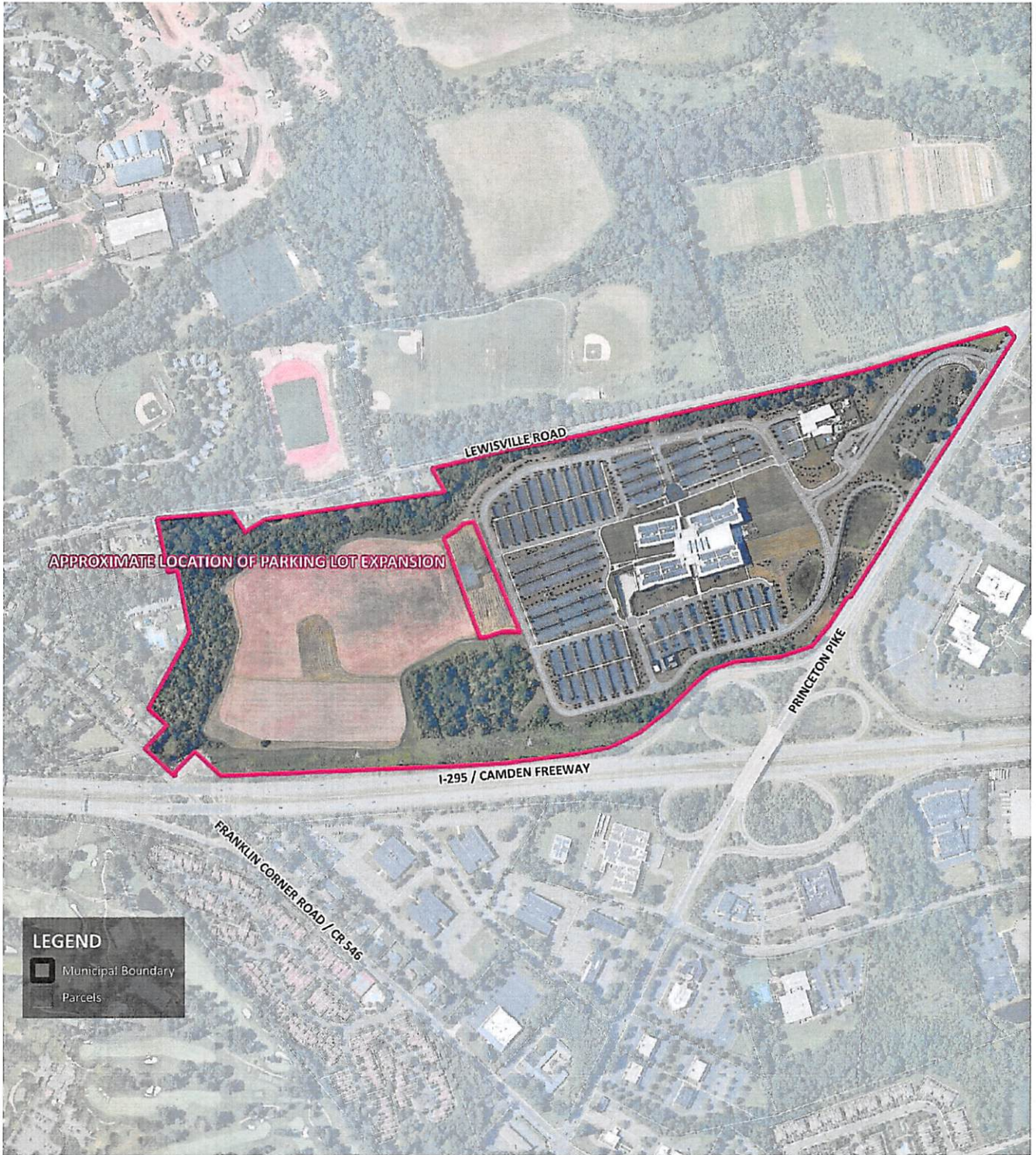
Date: March 6, 2025

1.0 Project Overview

- 1.1** The Applicant is requesting preliminary and final major site plan approval for a 244-space parking lot expansion at the existing Bristol Meyers Squibb corporate campus. The proposal includes associated improvements including the relocation of an existing post and wire fence, lighting, and landscaping improvements.
- 1.2** The site is located at 3401 Princeton Pike, located just north of the Princeton Pike I-295 interchange, in the central portion of the Township.

2.0 Site & Surrounding Area

- 2.1** The site consists of one lot, Block 5001 Lot 1.01, and is currently occupied by the Bristol Meyers Squibb corporate campus. The subject property is occupied by the campus, and associated improvements such as parking lots, lighting and landscaping. The eastern portion of the property is not developed, and it appears to be used as farmland.
- 2.1** The immediate area surrounding the site is a mix of uses. Recreational uses are located to the north across Lewisville Road in the EGI District. Large scale office uses exist to the west and south in the RD-2 District and the O District. Across I-295, to the south are office and industrial areas, further south is the Princeton Pike Redevelopment Area, which has been approved for mixed-used development. To the west, are small-scale office and residential uses along Franklin Corner Road in the R-2B District with the PO overlay.

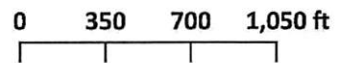


BRISTOL MEYERS SQUIBB - PARKING LOT

BLOCK 5001 LOT 1.01

TOWNSHIP OF LAWRENCE | MERCER COUNTY

DATA SOURCES: Google Earth 2023; NJGIN Parcels 2023





3.0 Variances and Exceptions

3.1 Use. The subject site is located within the RD-2 Research Development 2 District. The RD-2 District is intended for research and office uses that are compatible with the residential surroundings. The existing use, the Bristol Meyers office use, is permitted in the District.

3.2 Bulk Requirements. The development proposal does not require bulk variance. Please see the following table for additional detail.

RD-2 District Standards (\$419)				
	Required	Existing	Proposed	Variance?
Min. Lot Area	5-acres	134.613-acres	No Change	No
Min. Lot Frontage	400 ft	1,900 ft (Princeton Pike) 3,100 (Lewisville Rd)	No Change	No
Min. Lot Width	400 ft	3,700 ft	No Change	No
Min. Lot Depth	400 ft	1,430 ft	No Change	No
Min. Front Yard	125 ft	531 ft (Bldg A to Lewisville Rd)	No Change	No
Min. Side Yard	75 ft	> 75 ft	No Change	No
Min. Rear Yard	75 ft	2,363 ft	No Change	No
Max. Building Height	60 ft or 4 stories	60 ft or 4 stories	No Change	No
Max. Impervious Surface Ratio	.75	.14*	No Change	No
Max. Floor Area Ratio	.3	.09**	No Change	No
Min. Required Parking Spaces	1 space per 1,000 ft of gross floor area (2,139)	2,221 spaces	2,465 spaces	No

* Does not include 17.6 acres of porous pavement parking lot surface

**Consistent with the Township ordinance, the Floor Area of the childcare facility has not been included in the FAR calculation

3.3 Additional detail regarding the exclusion of the porous pavement from the impervious coverage calculation should be provided. The Township’s ordinance does not include standards for excluding



porous pavement from impervious coverage calculations. Clarification should be provided; the previous resolution of approval does not indicate a porous pavement exclusion. The impervious coverage calculation should be provided, and the porous parking lot pavement should be depicted on the Site Plans.

4.0 Plan Comments

- 4.1** The Applicant is proposing a 244-space parking lot expansion for a total of 2,465 parking spaces. This is more than 320 parking spaces above the required minimum number of spaces. Testimony should be provided regarding the necessity of the proposed parking lot expansion.
- 4.2** The off-street parking table notes 20 EV spaces exist, however they are not depicted on the site plans and should be identified. For parking lots with more than 100 parking spaces, §530C.2 requires 2 EV spaces plus 1 for each additional 100 spaces, therefore 3 additional EV spaces are required for the 244-parking lot expansion.
- 4.3** One crosswalk is proposed connecting the proposed parking lot to the existing parking lots. We offer concerns of pedestrian connectivity and safety. A sidewalk should be provided along the connector road across the parking lot islands, similar to the sidewalk that exists across the connector road.
- 4.4** The Applicant proposes a row of narrow trees within each landscape island between parking rows and additional plantings at the ends of each row. Additional variety of plantings, including native species, should be incorporated into in the landscaping islands. §525.L2 requires landscape islands be planted with a combination of deciduous tree, evergreen and deciduous shrubs, and ground cover at a rate of 6 large or medium trees, 4 small or ornamental trees, and 60 shrubs per lineal feet.
- 4.5** Additional screening plantings, including native plantings, should be provided around the parking lot. §525.L2 requires parking areas be screened by a combination of berms, hedges, fences or walls, with a minimum screening height of 3 feet at installation and at least 4 feet within three years of installation. Plantings are provided at the “corners/edges” of the parking lot and should be extended along the boundaries of the parking lot.
- 4.6** Additional detail regarding the proposed site lighting should be provided. A lighting plan, depicting the proposed footcandle values, minimum illumination, maximum illumination, average illumination, color temperature of the proposed fixtures, the lighting pole height, lighting pole color/material, and details of the proposed light pole fixtures should be provided. Conformance with the lighting standards in §527 should be demonstrated.

5.0 Land Use Policy

- 5.1** The Applicant should provide testimony regarding the conformance with the Township’s land use policy as outlined in the 1995 Master Plan, and subsequent reexamination reports, the various Master Plan Elements, and the Township’s Land Use Ordinance. The following land use policies are relevant to the



application.

5.2 The Township’s Land Use Ordinance RD-2 Zoning District purpose:

“The RD-2 areas are proposed for the location of research uses as well as office activity. The designated areas provide excellent road access with convenient proximity to the Princeton Pike/I-295 interchange. However, the areas are also adjacent to existing and proposed low and medium density residential development. It is intended that any RD-2 development be compatible with the residential surroundings.”

5.3 The Township’s 1995 Master Plan goals:

“Preserve and enhance the character of the built environment through the promotion of good design.”

“Foster a well-balanced, diverse community with a mix of residential housing types institutional, commercial, and limited industrial uses along with ample open space and public facilities. The land use plan and development regulations are designed to minimize land use conflicts and to reduce adverse impacts of development on other activities in the Township.”

6.0 Materials Reviewed

6.1 Application and supporting documents.

6.2 Preliminary/Final Major Site Plan of Parking Lot Expansion for Bristol Meyers, consisting of 12 sheets, prepared by Van Note-Harvey Division of Pennoni dated November 21, 2024.

7.0 Applicant Team

7.1 Applicant & Owner: Bristol Meyers Squibb 3401 Princeton Pile Lawrence Township NJ 08648

7.2 Attorney: Christopher Costa Esq. Stevens & Lee PC 100 Lenox Drive Suite 200 Lawrenceville NJ 08648 609-987-6653 christopher.costa@stevenslee.com

7.3 Engineer: Ralph Petrella PE Pennoni 515 Grove Street Suite 1B Haddon Heights NJ 08035 609-921-4786 rpetrella@pennoni.com



SURINDER S. ARORA, PE
President

ARORA and ASSOCIATES, P.C.

Consulting Engineers

Princeton Pike Corporate Center
1200 Lenox Drive, Suite 200, Lawrenceville, NJ 08648
(609) 844-1111 • Fax (609) 844-9799

MEMORANDUM

DATE: February 26, 2025

TO: Lawrence Township Planning Board

FROM: Quazi Masood, P.E., PTOE *QM*
Daniel Pflueger *DP*
Traffic Consultant

SUBJECT: Bristol-Myers Squibb Company (Princeton Pike Campus)
Preliminary & Final Major Site Plan Application SP-7/24
Planning Board Memorandum #1
3401 Princeton Pike (CR 583)
Lawrence Township, Mercer County, New Jersey
Tax Map Pages 50, 50.01 & 50.02, Block: 5001, Lot 1.01

Document Received

We are in receipt of the following information for review pertaining to the proposed expansion of the Bristol-Myers Squibb Company's Campus located along southbound Princeton Pike (CR 583) in Lawrence Township, Mercer County, New Jersey:

- One copy of Land Use Application with Supporting Documents (5 pages) prepared by the Stevens & Lee Law Firm, LLC dated December 11, 2024
- One set of Preliminary/Final Major Site Plan (12 sheets) prepared by Ralph A. Petrella of Van Note-Harvey Division of Pennoni dated November 21, 2024
- One copy of Engineering Report (171 pages) prepared by Ralph A. Petrella of Van Note-Harvey Division of Pennoni dated February 28, 2024
- One copy of Stormwater Management Measures (133 pages) prepared by Van Note-Harvey Division of Pennoni dated February 27, 2024
- One copy of Traffic Impact Study (91 pages) prepared by Langan Engineering and Environmental Services; LLC dated September 5, 2024
- One copy of Distribution Letter (1 page) prepared by James F. Parvesse dated January 15, 2025

Project Description

The Traffic Impact Study (TIS) scope of work states that a total of new 244 parking spaces is proposed for this project located within the existing Bristol Myers Squibb (BMS) Campus along Princeton Pike (CR 583) in the Lawrence Township, Mercer County, New Jersey.

The BMS campus currently consists of approximately 630,000 square feet of office space with an assigned employee population of approximately 2,537. The campus is supported by multiple surface parking lots consisting of 2,267 existing parking spaces.

Preliminary and Final Major Site Plan SP-7/24
Bristol-Myers Squibb – 3401 Princeton Pike (CR 583)
Planning Board Memorandum #1
Lawrence Township, Mercer County, New Jersey
February 26, 2025
Page 2 of 3

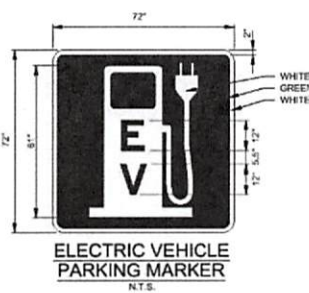
Access to the campus is provided via two driveways. The first access is a full-movement and intersects Princeton Pike (CR 583) to form the western leg of a signalized intersection. The second access is a right-out yield-controlled driveway along Princeton Pike (CR 583) southbound. Both driveways will continue to provide access to/from the campus.

According to the TIS, the trip generation for the proposed employee increase (263 persons) was estimated based on rates developed using the existing campus' employee population and the existing entering and exiting traffic volumes. The expansion is projected to generate approximately 61 new trips (57 enter, 4 exit) during the weekday morning peak hour and 54 new trips (5 enter, 49 exit) during the weekday evening peak hour.

We have completed our review of the above-referenced documentation and offer the following comments:

Traffic Engineering Review Comments

- 1. The submitted site plan does not include a General Note referring about Title 39 Enforcement, which must be incorporated in the revised site plan.
- 2. Based on the guidelines outlined in the Township ordinance for the EV parking spaces (ordinance 2351-19, dated 17/17/2019), a total of 27 EV spaces will be required to account for the total parking (existing and new). The applicant is requested to address this issue.
- 3. The Construction Detail (Sheets CE-10 & 11) does not include the following Electric Vehicle Supply Equipment (EVSE) Pavement Marking Detail (ref: *Port Authority New York & New Jersey Traffic Details sheet TD50.09*) and Sign Detail (D9-11b, ref *MUTCD 11th Edition*); which should be incorporated.



- 4. The designation and size of Accessible Parking Signs, Plaques and Plates (such as, R7-8 Reserved Parking, R7-8aP Van Accessible Plaque and R(NJ)7-8A Penalty Plate) are missing in the submitted Construction Detail (Sheets CE-10 & 11) plan. Please address this issue.
- 5. The vehicle turning templates for Lawrence Township fire truck, trash truck and delivery vehicles are missing in the submitted site plan set, which should be provided.

Preliminary and Final Major Site Plan SP-7/24
Bristol-Myers Squibb – 3401 Princeton Pike (CR 583)
Planning Board Memorandum #1
Lawrence Township, Mercer County, New Jersey
February 26, 2025
Page 3 of 3


6. The Site Plan incorrectly lists a total of 2,221 existing surface parking stalls on Sheet CE-2. While the Traffic Impact Study correctly demonstrates a total of 2,267 existing surface parking stalls which include day care center parking stalls. So, the Site Plan parking number should be revised to match the number shown in Traffic Study.

This completes our comments currently. Additional comments will be provided as this project moves forward.

CC: *James Parvesse, P.E.*
Brenda Kraemer, P.E.
Jennifer R. Thomas

TOWNSHIP OF LAWRENCE
Division of Planning and Redevelopment

TO: Brenda Kraemer, Assistant Municipal Engineer
Elizabeth McManus, Planning Consultant
Edwin W. Schmierer, Planning Board Attorney
Quazi Masood, Traffic Consultant
James DeForte, Construction Official
Edward Tencza, Public Safety Coordinating Committee
Environmental Resources Committee
Shade Tree Advisory Committee
Keith Levine, Health Officer

FROM: James F. Parvesse, Municipal Engineer 

SUBJECT: Preliminary & Final Major Site Plan Application SP-7/24
Bristol Myers Squibb – Parking Lot Expansion, Princeton Pike & Lewisville Road
Tax Map Pages 50, 50.01 & 50.02, Block 5001, Lot 1.01

DATE: January 15, 2025

Attached are the documents listed below with regard to the referenced site plan application:

- Application No. SP-7/24 and Supporting Documents
- Site Plans, dated November 21, 2024
- Traffic Impact Study, dated September 5, 2024
- Engineering Report, dated February 28, 2024 (Engineer & ERC only)
- Stormwater Management Measures, dated February 27, 2024 (Engineer & ERC only)

This application is scheduled for review by the Planning Board at the meeting to be held Monday, March 17, 2025. Please review these documents and submit your report to this office as soon as possible, but **no later than March 6, 2025**, so that reports may be provided to the applicant and Board members prior to the meeting.

JRT
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Attachments

01/17/2025 No fire comments. GM
01/17/2025 NO ALBG Comments JS
1-18-25 No Building comments AAC
1-22-2025 No Electrical comments JW

RECEIVED

JAN 17 2025

LAWRENCE TOWNSHIP
CONSTRUCTION DEPARTMENT

LAWRENCE TOWNSHIP HEALTH DEPARTMENT

2207 Lawrenceville Road - Box 6006 - Lawrenceville, New Jersey 08648

Telephone: (609) 844-7089

Date: January 17, 2025

To: James Parvesse, P.E., Municipal Engineer

From: Keith Levine

REVIEW FOR:

<input type="checkbox"/>	Building Permit	<input type="checkbox"/>	Food Establishment
<input type="checkbox"/>	Certificate of Occupancy	<input type="checkbox"/>	Sewage Disposal System
<input checked="" type="checkbox"/>	Planning Board	<input type="checkbox"/>	Individual Water Supply
<input type="checkbox"/>	Zoning Board	<input type="checkbox"/>	Commercial Property
<input type="checkbox"/>	Other: _____	<input checked="" type="checkbox"/>	Other: Prelim & Final Major Site Plan

PROJECT NAME: BMS Princeton Pk Prelim & Final Site Plan Appln SP7/24 - Parking Expansion

LOCATION: BMS 3401 Princeton Pike Campus

BLOCK: 5001 LOT # 1.01 PR# NA

OWNER: Bristol Myers Squibb Phone: _____

ENGINEER/ARCHITECT: Van Note-Harvey Assoc. Div of Pennoni

ADDRESS: 103 College Road East
Princeton, NJ 08540 PHONE: 609-987-2323

APPROVAL DISAPPROVAL APPROVAL WITH CONDITIONS

COMMENTS:

For Parking Lot Expansion plans signed on 11/21/2024:

Construction and operational activities shall be in accordance with the Lawrence Township Noise Nuisance Ordinance and NJDEP anti-idling regulations.

RECEIVED

JAN 21 REC'D

ENGINEERING DEPT.


John R. Sullivan, REHS


Keith Levine, Health Officer

Township of Lawrence
ENGINEERING DEPARTMENT

TO: Susan McCloskey, Tax Collector
FROM: Jennifer Thomas, Account Clerk *JT*
SUBJECT: Verification of Current Tax and Sewer Payment Status
DATE: January 15, 2025

Please update the status of taxes and sewer payments with regard to the following application:

Application No(s):	SP-7/24
Application Name:	Bristol Myers Squibb – Parking Lot Expansion
Street Address:	Princeton Pike & Lewisville Road
Tax Map Page(s):	50, 50.01 & 50.02
Block:	5001
Lot(s):	1.01

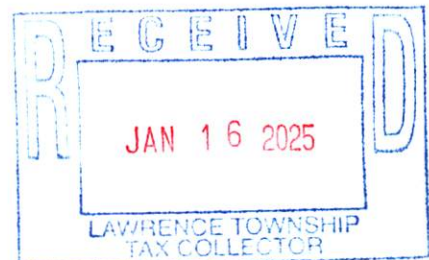
Thank you for your anticipated assistance and response.

JRT
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*Taxes and sewer are
current as of 1-16-2025*

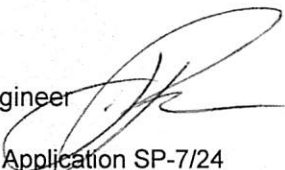
[Signature]
Tax Collector

RECEIVED
JAN 17 REC'D
ENGINEERING DEPT.



TOWNSHIP OF LAWRENCE
Division of Planning and Redevelopment

TO: Brenda Kraemer, Assistant Municipal Engineer
Elizabeth McManus, Planning Consultant
Edwin W. Schmierer, Planning Board Attorney
Quazi Masood, Traffic Consultant
James DeForte, Construction Official
Edward Tencza, Public Safety Coordinating Committee
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FROM: James F. Parvesse, Municipal Engineer 

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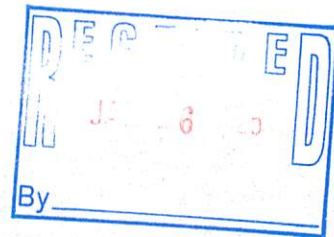
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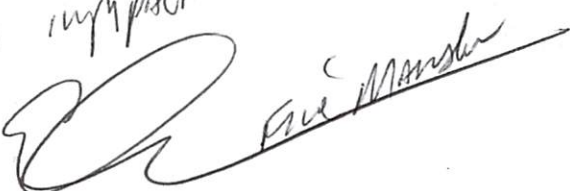
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JRT
M:\Planning Board\Applications\Bristol Myers Squibb – Parking Lot Expansion\Distribution Letter.doc

Attachments



2/28/2025
No Comments or Concerns
No impact on Public Safety.

Elizabeth McManus